



17 Arthur Close , Farnham, GU9 8PE

A well presented 3 bedroom mid terrace house with a southerly facing rear garden located on a south Farnham cul de sac. The house is situated within walking distance of Farnham town, mainline train station, good schools and shops.

Price Guide £375,000



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- Entrance porch
- Kitchen
- Southerly facing rear garden with storage shed and lawned front garden
- Close to local schools and shops
- Entrance hall
- 3 bedrooms
- Garage in nearby block
- Sitting / dining room with double doors to rear garden
- Bathroom
- Walking distance to Farnham town and mainline railway station



Directions

SAT NAV GU9 8PE



Floor Plan



TOTAL FLOOR AREA : 839 sq.ft. (77.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items of apparatus or detail are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for advertising purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			90
(81-91) B			76
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	